

Prince George's County Council Agenda Item Summary

Meeting Date: 9/18/2012
Reference No.: CR-059-2012
Draft No.: 1
Proposer(s): County Executive
Sponsor(s): Harrison
Item Title: A Resolution for the purpose of approving the terms and conditions of a negotiated Payment in Lieu of Taxes Agreement (PILOT) by and between Glenmore Associates Limited Partnership and Prince George's County, Maryland

Drafter: Joseph R. Hamlin, Office of Law
Resource Personnel: Carla A. Reid, DCAO for Economic Development

LEGISLATIVE HISTORY:

Date Presented:		Executive Action:	9/25/2012 S
Committee Referral:	7/24/2012 - C.O.W.	Effective Date:	
Committee Action:	9/11/2012 - FAV		
Date Introduced:	7/24/2012		
Public Hearing:			
Council Action (1)	9/18/2012 - ADOPTED		
Council Votes:	WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

COMMITTEE OF THE WHOLE

Date 9/11/2012

Committee Vote: Favorable, 8-0 (In favor: Council Members Harrison, Campos, Davis, Franklin, Lehman, Olson, Toles, and Turner /Absent: Patterson)

Staff provided a summary of the resolution and referral comments that were received. CR-59-2012, on behalf of the County Executive, approves the terms and conditions of an Payment In Lieu of Taxes (PILOT) agreement between the County and Glenmore Associates Partnership, LLC, for tax deferrals for 409 units of multi-family apartment complex, known as Glenmore Apartments Project, in the Landover area, to address common maintenance issues, expected amenities and security features to enhance the community.

Eric Brown, Director, Department of Housing and Community Development (DHCD and Tracey Benjamin, Office of Law, provided comments in support of the resolution and answered questions from the Committee. Several members of the Committee had concerns about the potential open-ended nature of the PILOT benefits over the possible ten (10) year term of the agreement and the authorization to the County Executive to make changes and modifications to the agreement

The Office of Law determined that CR-59-2012 was in proper legislative form with no legal impediments to its adoption.

The Office of Audits and Investigation indicated there will be adverse fiscal impact in the amount of approximately \$166,000 in FY 2013 and a future amount in each year for the potential ten (10) year agreement on the County as a result of adopting CR-59-2012.

BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

This resolution will approve the terms and conditions of an agreement between the County and Glenmore Associates Limited Partnership for a negotiated Payment In Lieu of Taxes (PILOT) and County property tax deferral for 409 units of multi-family apartment homes located in Landover. State law allows payment in lieu of taxes for real property that is “owned by a person engaged in constructing or operating housing structures or projects.” Glenmore Associates constructed the apartment homes that eradicated a significant blighted multi-family property.

CODE INDEX TOPICS:

INCLUSION FILES:

I-CR-59-2012 Attachment B.doc
